

Minutes of Planning Commission Meeting 07-08, August 20, 2007

Roll Call: 7:08 pm

Commissioners present were Chair Fitzhugh, Stones, Supplee, Jeffrey, and Nicosia. Michele Braun was present as Clerk. Also present were Mary Tautfest, Zac Nuse, and Mike Bilodeau.

Approval of Minutes

Nicosia moved to approve the minutes of Meeting 07-07S2, July 23, 2007, with one correction: the addition of Richard Wobby to the list of participants. Stones seconded the motion. **The motion passed 4-0-1.**

Subdivision

Mary and James Tautfest applied for a permit to subdivide their property. Nicosia recused himself, because his property abuts the Tautfest property. The Commission decided that, because no new lot was being created, that no permit is required. Commission directed the Zoning Administrator to issue a letter to that effect. A survey must be recoded once Act 250 approval is received.

Robert Lefcourt applied to subdivide his property at 859 West Hill Road. Mr. Lefcourt purchased the property from George Wilcox on two deeds of 25 acres each in 1997. He has sold one parcel of 25 acres plus dwelling, sale contingent on his acquiring a subdivision permit. Based on the recommendation of the town's attorney, in e-mail dated August 17, 2007, Nicosia moved to recess the hearing until Lefcourt provides a plat suitable for recording that indicates that both lots have either sufficient road frontage or a permanent right-of-way; Stones seconded the motion. **The motion passed 4-0-1.**

Michael Bilodeau applied to subdivide his property at 220 West Hill Road. The application was submitted without a survey, but Mr. Bilodeau appeared at 8:15 with a survey. Jeffrey moved to approve the permit to be completed by the Zoning Administrator with the dimensional information from the survey; Nicosia seconded the motion. **The motion passed 5-0-0.**

Other Business

- Regs update: need nonconforming structures section; ask Nanci to put Regs Update on 10/8 Selectboard agenda.
- Peter D'Amico sign request: record an amended permit w/o fee
- Boys & Girls Club sign: bring it inside when they close for the night
- Village Common Improvements and Police Department building should both go through Site Plan Review

Next Regular Meeting

September 17

Adjournment: 9:20 pm

A motion to adjourn was made by Stones and seconded by Nicosia. **The motion passed 4-0-0** (Supplee had left at 9:00).

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.